

159.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

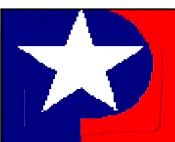
670,000 / 670,000

USE VALUE:

670,000 / 670,000

ASSESSED:

670,000 / 670,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRONZO FRANK	
Owner 2:	
Owner 3:	

Street 1: 154 WACHUSETT AVE

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GORMAN JOSEPH W-PHYLLIS A -

Owner 2: -

Street 1: 154 WACHUSETT AVE

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1356 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	7									432,598						432,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6600.000		237,400				432,600		670,000						105424	
																	GIS Ref					
																	GIS Ref					
																	Insp Date					
																	06/30/18					

USER DEFINED

Prior Id # 1:	105424
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	14:34:46
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 159.0-0002-0007.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	237,400	0	6,600.	432,600	670,000		Year end	12/23/2021
2021	101	FV	230,600	0	6,600.	432,600	663,200		Year End Roll	12/10/2020
2020	101	FV	230,600	0	6,600.	432,600	663,200	663,200	Year End Roll	12/18/2019
2019	101	FV	201,300	0	6,600.	432,600	633,900	633,900	Year End Roll	1/3/2019
2018	101	FV	207,700	300	6,600.	364,600	572,600	572,600	Year End Roll	12/20/2017
2017	101	FV	207,700	300	6,600.	333,700	541,700	541,700	Year End Roll	1/3/2017
2016	101	FV	207,700	300	6,600.	284,300	492,300	492,300	Year End	1/4/2016
2015	101	FV	196,400	300	6,600.	247,200	443,900	443,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMAN JOSEPH W	44203-358		11/30/2004		486,700	No	No		
	16000-571		2/1/1985		138,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2011	253	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	PH	Patrick H
6/12/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Meas/Inspect	163	PATRIOT
9/23/2005	MLS	BR	B Rossignol
3/24/2005	MLS	MM	Mary M
12/7/1999	Mailer Sent		
12/1/1999	Measured	272	PATRIOT
12/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

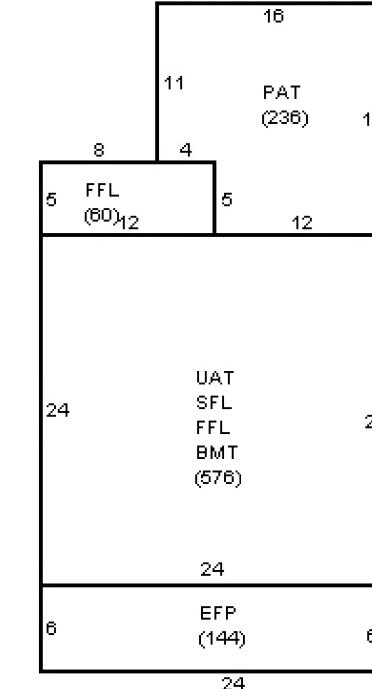
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1929
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	173.728
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344062
Depreciation:	106659
Depreciated Total:	237403

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	173.73	
Special Features:	0	Val/Su Net:	102.68	
Final Total:	237400	Val/Su SzAd:	195.87	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 159.0-0002-0007.0

More: N

Total Yard Items:

Total Special Features:

Total:

**AssessPro Patriot Properties, Inc**